

031.A

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

110,900 / 110,900

USE VALUE:

110,900 / 110,900

ASSESSED:

110,900 / 110,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #: 9

Owner 1:	COCHRAN-SMITH MARILYN/TRUSTEE
Owner 2:	SMITH WALTER/TRUSTEE
Owner 3:	WYMAN ST UNIT 9 REALTY TRUST

Street 1: 23 DUGGAN DR

Street 2:

Twn/City: FRAMINGHAM

St/Prov: MA Cntry: Own Occ: N

Postal: 01701 Type:

PREVIOUS OWNER

Owner 1: HARMONY HOUSE PROPERTIES LLC -

Owner 2: -

Street 1: 1634 WEST HOUSATONIC ST

Twn/City: PITTSFIELD

St/Prov: MA Cntry:

Postal: 01201

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 199 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7131																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	110,900			110,900		199295
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	109,000	0	.	.	109,000	109,000	Year End Roll	12/18/2019
2019	102	FV	119,300	0	.	.	119,300	119,300	Year End Roll	1/3/2019
2018	102	FV	102,300	0	.	.	102,300	102,300	Year End Roll	12/20/2017
2017	102	FV	102,300	0	.	.	102,300	102,300	Year End Roll	1/3/2017
2016	102	FV	102,300	0	.	.	102,300	102,300	Year End	1/4/2016
2015	102	FV	102,300	0	.	.	102,300	102,300	Year End Roll	12/11/2014
2014	102	FV	102,300	0	.	.	102,300	102,300	Year End Roll	12/16/2013
2013	102	FV	102,300	0	.	.	102,300	102,300		12/13/2012

Parcel ID 031.A-0002-0009.0

!2654!

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARMONY HOUSE P	61856-309		5/23/2013	Deed Restrict	86,400	No	No		
SCHINK GEORGE R	56606-387		3/16/2011	Forclosure	80,000	No	No		
SCHAFER ROBERT	27371-245		6/9/1997		86,386	No	No	G	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2018								
11/6/2000								
5/6/2000								

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Measured	DGM	D Mann
11/6/2000	Hearing Chag		
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv		Full Bath	Rating:					CONDO CONVERSION 1997, Building Number 1.											
Sty Ht: 1 - 1 Story		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																
Frame: 1 - Wood		1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 1 - Gable		OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl		Kits:	Rating:																
Color: BROWN		A Kits:	Rating:																
View / Desir: N - NONE		Frl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1890	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct:	Fact: .	Floor: 3 - 3rd Floor																	
Const Mod:		% Own: 10.000000000																	
Lump Sum Adj:		Name: 171 - 7131																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %					Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster		Functional:						Interior:	1	1	1	1							
Sec Int Wall:	%	Economic:						Additions:											
Partition: T - Typical		Special:						Kitchen:											
Prim Floors: 3 - Hardwood		Override:						Baths:											
Sec Floors:	%	Total: 18.6 %								Plumbing:									
Bsmnt Flr:		CALC SUMMARY								Electric:									
Subfloor:		Basic \$ / SQ: 295.00								Heating:									
Bsmnt Gar:		Size Adj.: 1.35000002								General:									
Electric: 3 - Typical		Const Adj.: 1.00999999								Totals									
Insulation: 2 - Typical		Adj \$ / SQ: 402.232								1	1	1							
Int vs Ext: S		Other Features: 72																	
Heat Fuel: 1 - Oil		Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air		NBHD Inf: 1.70000005																	
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC: 100	LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO	Adj Total: 136197																	
% Com Wall	% Sprinkled:	Depreciation: 25333																	
				Depreciated Total: 110864															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 031.A-0002-0009.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N		Total Yard Items:				Total Special Features:								Total:					